

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0710
Our ref D3.2021.0710
Date 21st December 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0710**

Address: **Lodematic Ltd Primrose Works Primrose Road Clitheroe BB7 1BS**

Proposal: **Variation of Condition 2 (Plans) of planning permission 3/2019/0954. Proposed change of Apartment 3 from a two-bedroom apartment to a three-bedroom apartment. Reconfiguration of car parking arrangements.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No Objection

No Objection to Variation of Condition 2.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation application for the Variation of Condition 2 (Plans) of planning permission 3/2019/0954.

The LHA previously responded to the application via email on 24th September 2021, objecting against the reconfiguration of the car parking arrangements due to the dimensions of the space not complying with the LHAs guidance.

The LHA also responded on 4th November 2021, advising no objection to the proposed reconfiguration of the parking arrangements.

Since then, the Agent has submitted a revised plan which will be reviewed below.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Condition 2

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- *Location Plan Rev: A:*
- *5857-07 Rev: C: Proposed Lower Floor Plan*
- *5857-08 Rev: C: Proposed Ground Floor Plan*
- *5857-09 Rev: C: Proposed First Floor Plan*
- *5857-10 Rev: B: Proposed second Floor Plan*
- *5857-11 Rev: D: Proposed Elevations*
- *5857-12 Rev: C: Proposed Section A-A*
- *5857-13 Rev: A: Existing and Proposed Site Section C-C*
- *5857-14 Rev: C: Existing and Proposed Site Section D-D*
- *5857-15 Rev: H: Proposed Site Plan*
- *5857-16 Rev: F: Visibility Splay*
- *5857-18 Rev: A: Proposed Internal Courtyard Elevations*
- *5857-19 Rev: C: Proposed Access Road Surfacing and Refuse Collection Point*
- *5857-20 Rev: A: Swept Path Analysis*

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved."

Highway Comments:

The LHA have reviewed Peter Hitchen drawing number A1.16A titled "Proposed Parking Arrangements" dated 19th November 2021 and have no objection to the variation of condition. This is because the dimensions of the spaces and the quantity of parking spaces comply with the LHAs guidance.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council